



1259 LAKE PLAZA

COLORADO SPRINGS, CO 80906



**CUSHMAN &
WAKEFIELD**

**Colorado Springs
Commercial**

OFFICE/MEDICAL FOR LEASE





WATCH OUR VIDEO

BUILDING SIZE: 41,947 SF

AVAILABLE SPACE:
1st Floor: 20,639 RSF (divisible)
Suite 270: 2,309 RSF

POTENTIAL DEMISING:
1st Floor - A: 10,160 RSF
1st Floor - B: 6,258 RSF
1st Floor - C: 4,221 RSF

LEASE RATE: Contact Broker

EXPENSES: \$10.13/RSF (2026 estimate)

PARKING: 123 marked stalls

1259 Lake Plaza Drive is a premier medical and professional office destination in South Colorado Springs, offering a polished environment in a highly accessible location just off I-25 and Lake Avenue. The property has a strong history of medical use and is well positioned for healthcare, wellness, and professional office users seeking a high-quality setting with convenient access for both employees and patients.

The building has undergone significant renovations, transforming the property into a modern, sophisticated office complex with Class A finishes, updated common areas, and a professional image designed to serve today's tenants and visitors. Its combination of quality improvements, functional medical office infrastructure, and convenient interstate access makes 1259 Lake Plaza Drive especially well suited for practices and professional users looking to establish or expand their presence in South Colorado Springs.

Positioned near some of the area's most recognizable destinations, the property offers convenient access to The Broadmoor, Fort Carson, Broadmoor World Arena, and an extensive mix of nearby restaurants, hotels, shopping, and services. The surrounding area is supported by strong residential demographics and established commercial development, while immediate access to I-25 provides excellent connectivity to Downtown Colorado Springs, the airport, and the greater Pikes Peak region. 1259 Lake Plaza Drive delivers the combination of location, accessibility, professional presentation, and surrounding amenities that continues to make it one of South Colorado Springs' standout office environments.

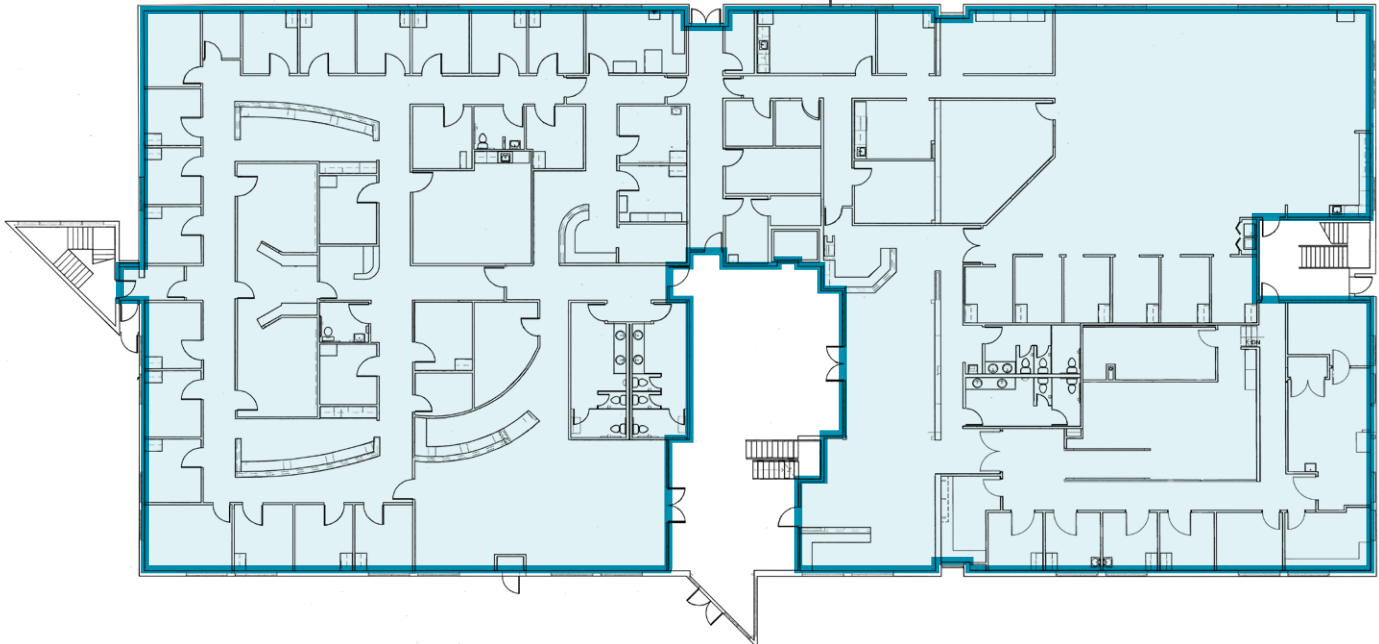


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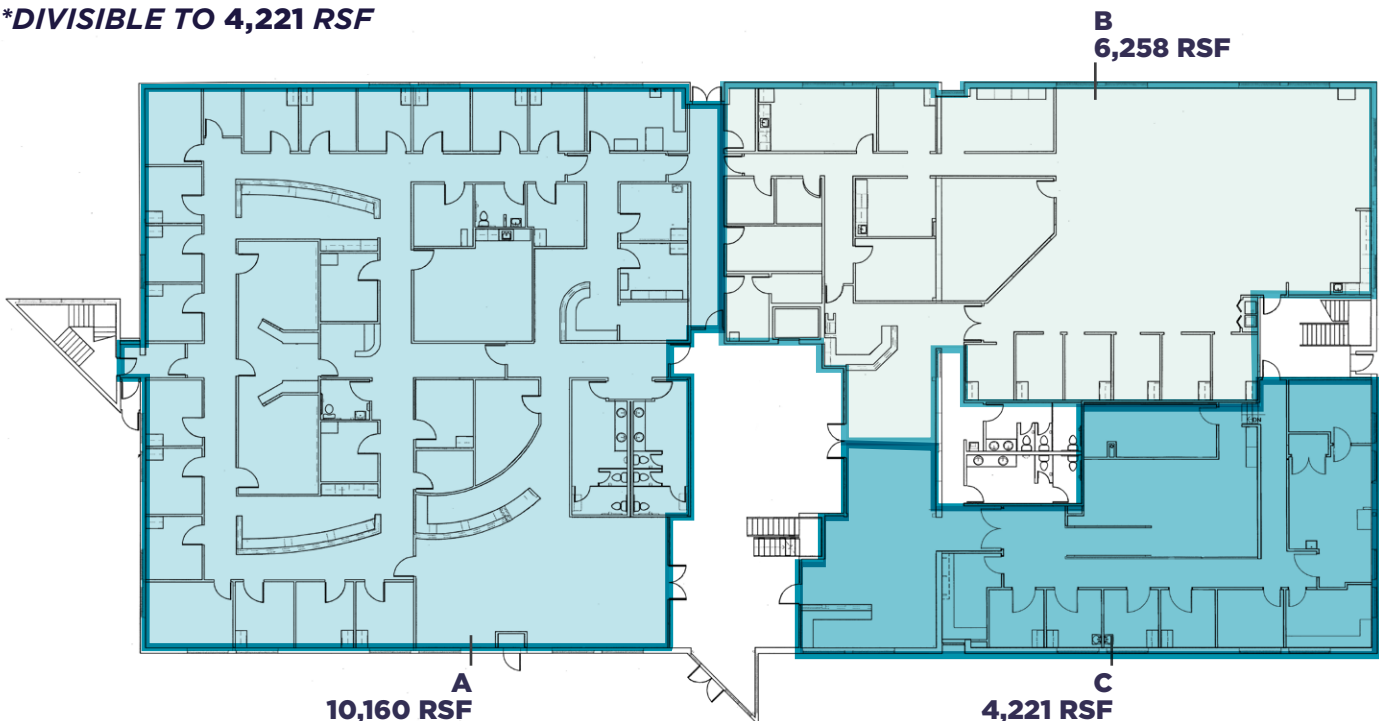
1ST FLOOR

FULL FLOOR AVAILABLE
Former Orthopedic Center
10,000 - 20,639 RSF



1ST FLOOR POTENTIAL DEMISING PLAN

***DIVISIBLE TO 4,221 RSF**



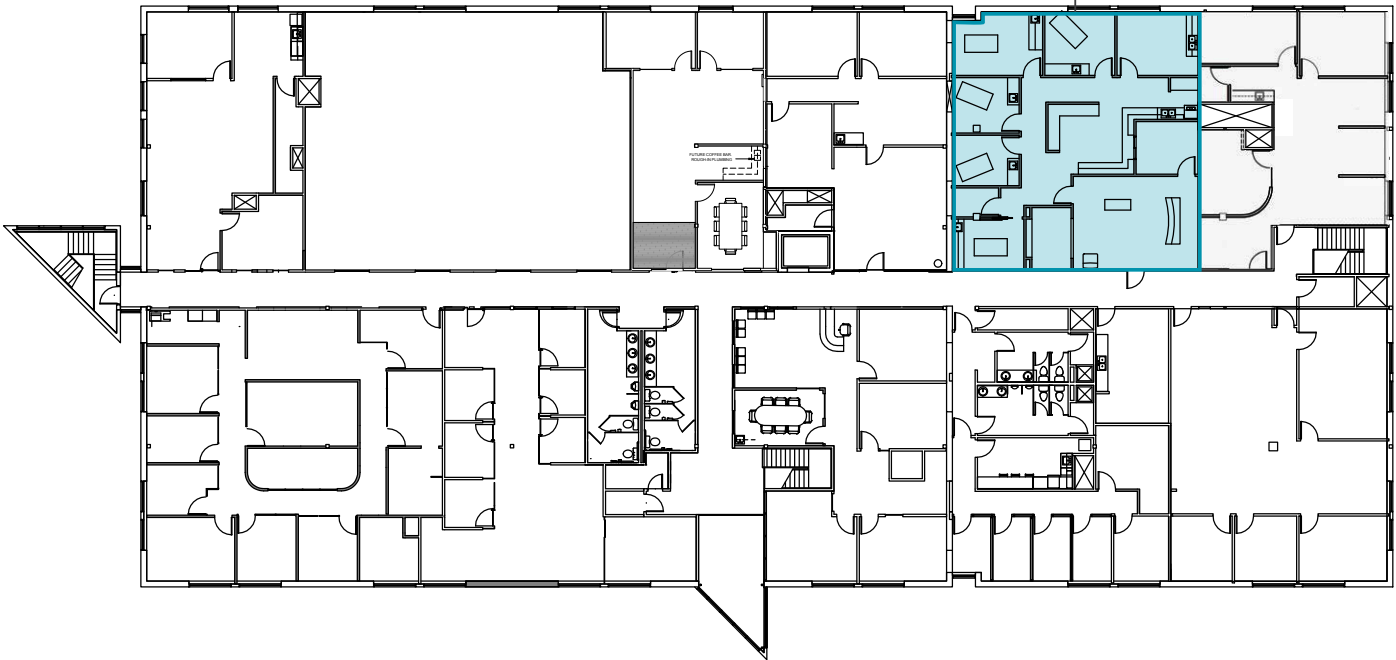
Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



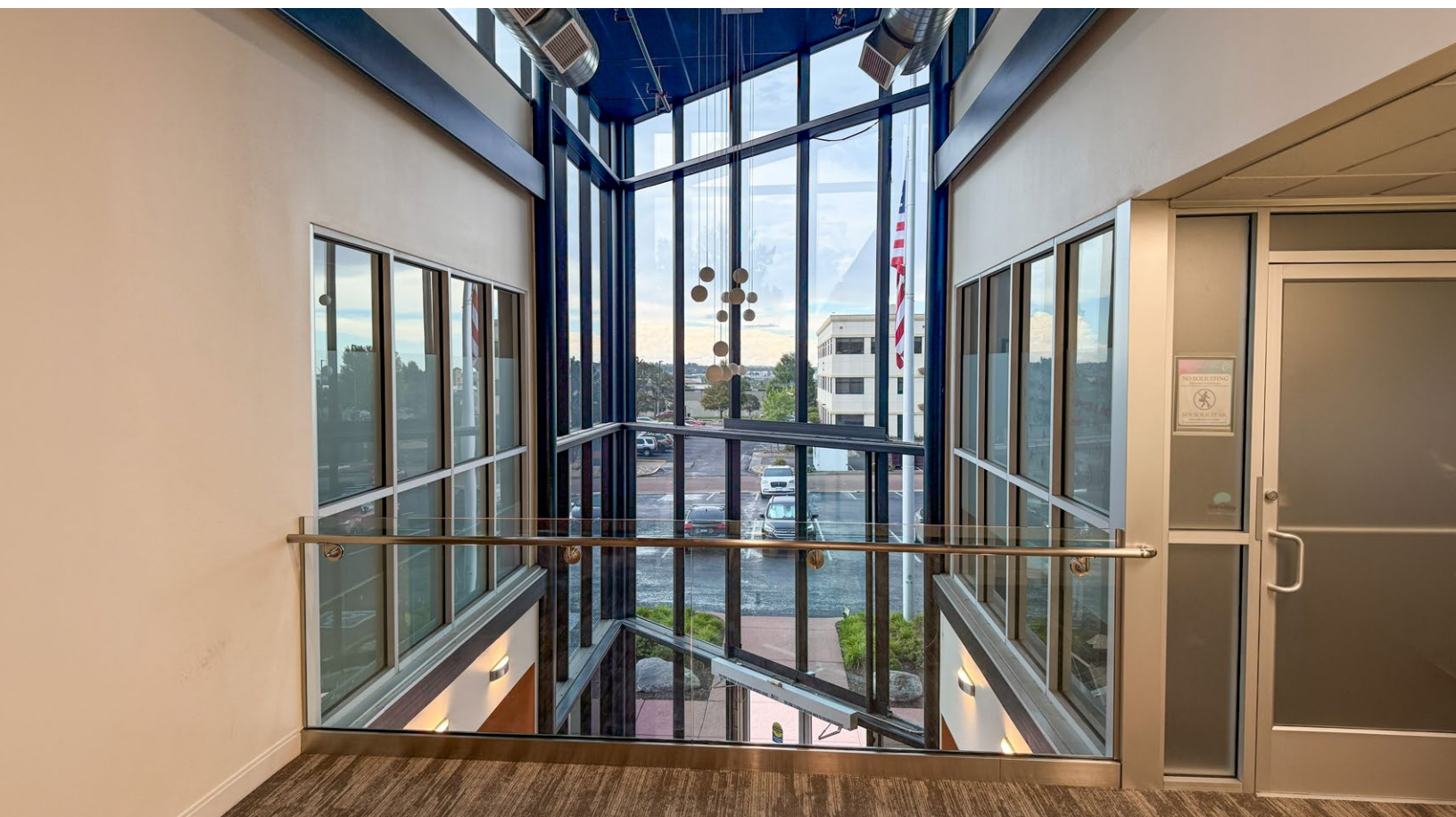
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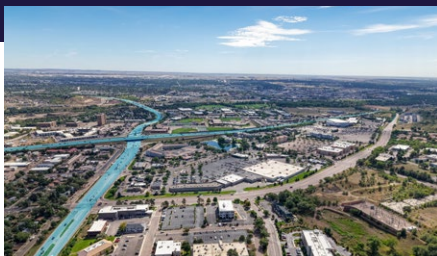
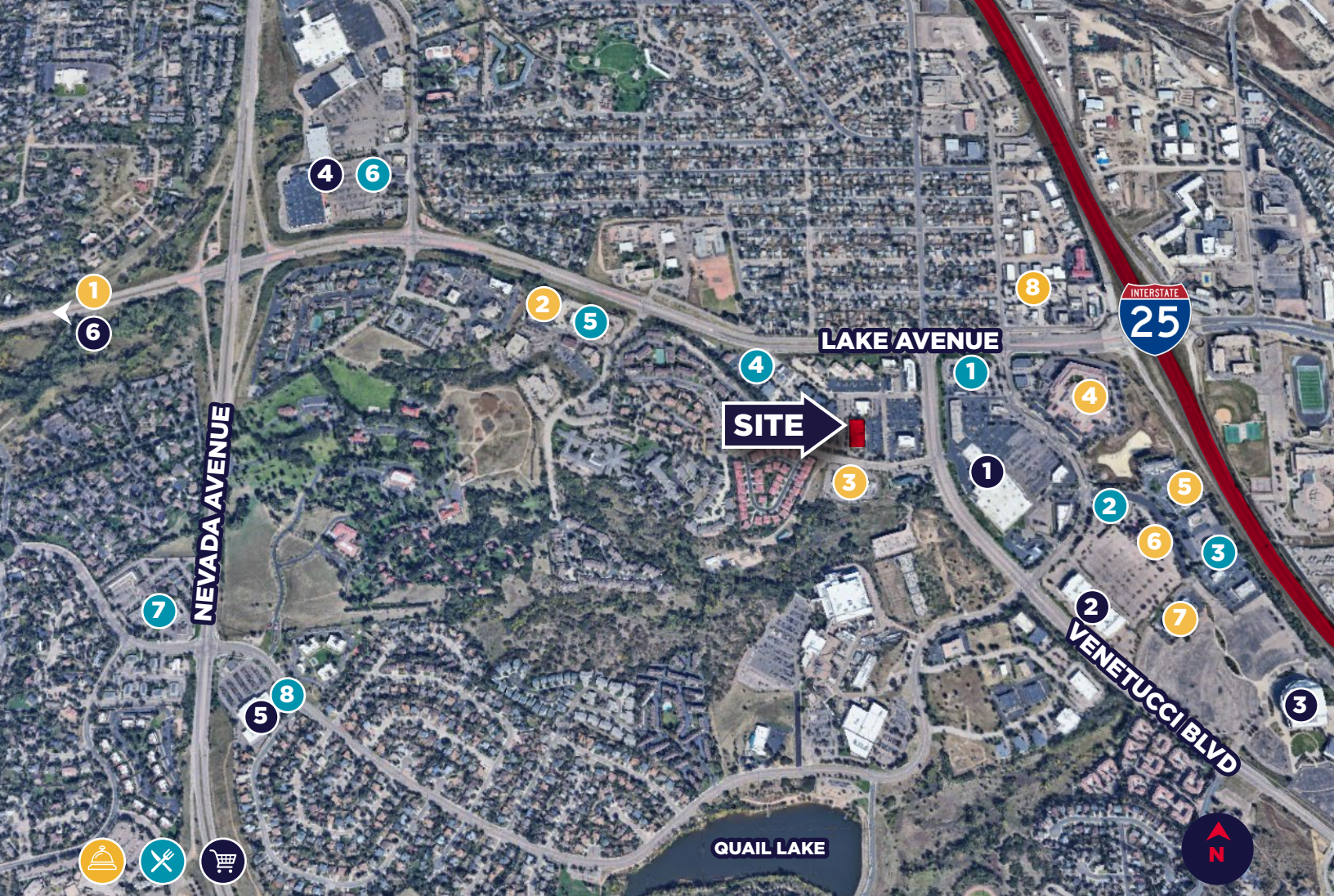
2ND FLOOR

SUITE 270
2,309 RSF



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AMENITIES MAP

HOTELS

1. The Broadmoor
2. Courtyard by Marriott
3. Home2 Suites by Hilton
4. DoubleTree by Hilton
5. Fairfield Inn & Suites by Marriott
Residence Inn by Marriott
6. La Quinta Inn & Suites by Wyndham
7. Hampton Inn & Suites
8. Quality Inn

RESTAURANTS

1. Chili's
Starbuck's
Fazoli's
Arby's
Olde World Bagel & Deli
2. Old Chicago
3. Carrabba's Italian Grill
Outback Steakhouse
Buffalo Wild Wings
4. Culver's
5. Romano's Macaroni Grill
Aspen American Bar & Grill
6. Noodles & Company
Panera
Kung Fu Tea
Wing Stop
QDOBA
Panda Express
Chipotle
On The Border
Red Robin
IHOP
7. Hatch Cover
Marigold Bistro
PizzAmore
Miguel's Mexican Bar & Grill
8. The Public House

RETAIL/ENTERTAINMENT

1. Target
Office Depot
Ent Credit Union
Legacy Bank
Petco
The UPS Store
2. Cinemark Tinseltown
3. The Broadmoor World Arena
4. 24 Hour Fitness
Tan Your Hide
Hobby Lobby
Xfinity
GameStop
The Vitamin Shoppe
T-Mobile
Magnum Shooting Center
Big R
Verizon
Supercuts
Michaels
Ross
PetSmart
Ulta
Old Navy
Famous Footwear
The Home Depot
5. VASA Fitness
6. The Broadmoor Golf Club



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FOR MORE INFORMATION, CONTACT:

GRANT SEANOR

Managing Director

+1 719 418 4071

gseanor@coscommercial.com



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